

Andy Green

From: Andy Green
Sent: 22 April 2016 09:44
To: 'Matthew Parry'
Cc: Chris Still
Subject: RE: Proposals for up to 280 homes, Land West of Salt Way, Banbury - Ref: 15/01326/OUT
Attachments: 5713_LVIA_ES Appendix 6.13.pdf; 1361-22-E.PDF; JJG0043-050D- BAN 17 Framework Plan -March 2016.pdf; 5773 Arb Ass 2016.pdf

Matt

Further to your email below please find attached the photomontages referred to in 6.8.2 of the Revised Landscape ES chapter (Appendix 6.13). These appear not to of been submitted with the revised ES chapter.

With regard to the rest of Judith Wards email her points seem to be statements rather than queries. I would say however with regard to her comment on 6.7.11 re 'plant ahead Strategy' that this could be included as part of a condition for the northern perimeter boundary planting to be undertaken as part of the first phase of development.

Please find attach an updated Access drawing showing an indicative location of the car park as discussed during our Conference Call on 7th April. Also a copy of the Master plan showing the whole of the Banbury 17 Allocation. I believe this has also been submitted to you by Gallagher Estates.

I also include the updated Arboricultural report taking into account the amended access proposals and car park, as requested

I believe this is all the outstanding information you require in order to complete your report to committee. However, if there is anything further that would be beneficial then please do not hesitate to get in contact.

Regards

Andy

From: Matthew Parry [mailto:Matthew.Parry@Cherwell-DC.gov.uk]
Sent: 13 April 2016 16:44
To: Andy Green <A.Green@gladman.co.uk>
Subject: FW: Proposals for up to 280 homes, Land West of Salt Way, Banbury - Ref: 15/01326/OUT

Dear Andy

Thank you for confirmation re. the tree report.

I have since received comments from the Council's landscape officers on the updates to the ES which are set out below. Are you able to respond to the queries relating to the viewpoints and photomontages – have these been submitted as we can't seem to find them. If not, could you send them through?

Regards

Matthew Parry
Principal Planning Officer
Development Management
Cherwell District Council

Telephone: 01295 221837
Email: matthew.parry@cherwell-dc.gov.uk
Website: www.cherwell.gov.uk

From: Judith Ward
Sent: 13 April 2016 16:06
To: Matthew Parry
Subject: RE: Proposals for up to 280 homes, Land West of Salt Way, Banbury - Ref: 15/01326/OUT

Hi Mathew

There have been some changes made mainly regarding landscape sensitivity.

6.7 consideration of problems caused by dust from earth moving?

6.7.11 They talk about a 'plant ahead strategy' Can we have more information on this because later on in the LVIA

6.9.26 it mention if feasible which doesn't sound like a concrete proposal. If we are relying on a plant ahead strategy then it need to work. How far in advance of construction will it be planted. How wide will the planting need to be to achieve screening and how long will the plants need to grow? Larger specimens may be a better option.

6.7.12 Effects on access to Banbury Cricket Club during construction? If any

6.8.13-20 This is an improved section of the LVIA

6.8.21 Consideration of light pollution on Saltway? The proposal will result in loss of dark on the other side side of the Saltway Can the interface of dwellings to Saltway be designed to reduce impact? How else can this be managed. We have a new viewpoint No19 where is its exact location?

I presume that a traffic management plan will be prepared for the construction phase?

6.8.2 Photomontages are mentioned as having been prepared. I can't see these on Iclipse. Do we have them? This is important because We need to properly assess the impact on the Saltway.

Kind regards
Judith

Judith Ward
Landscape Planning Officer
Environmental Services
Cherwell and South Northants Councils'
Direct dial 01295 221711 Extension 1711
[Mailto:judith.ward@cherwellandsouthnorthants.gov.uk](mailto:judith.ward@cherwellandsouthnorthants.gov.uk)

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

?

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

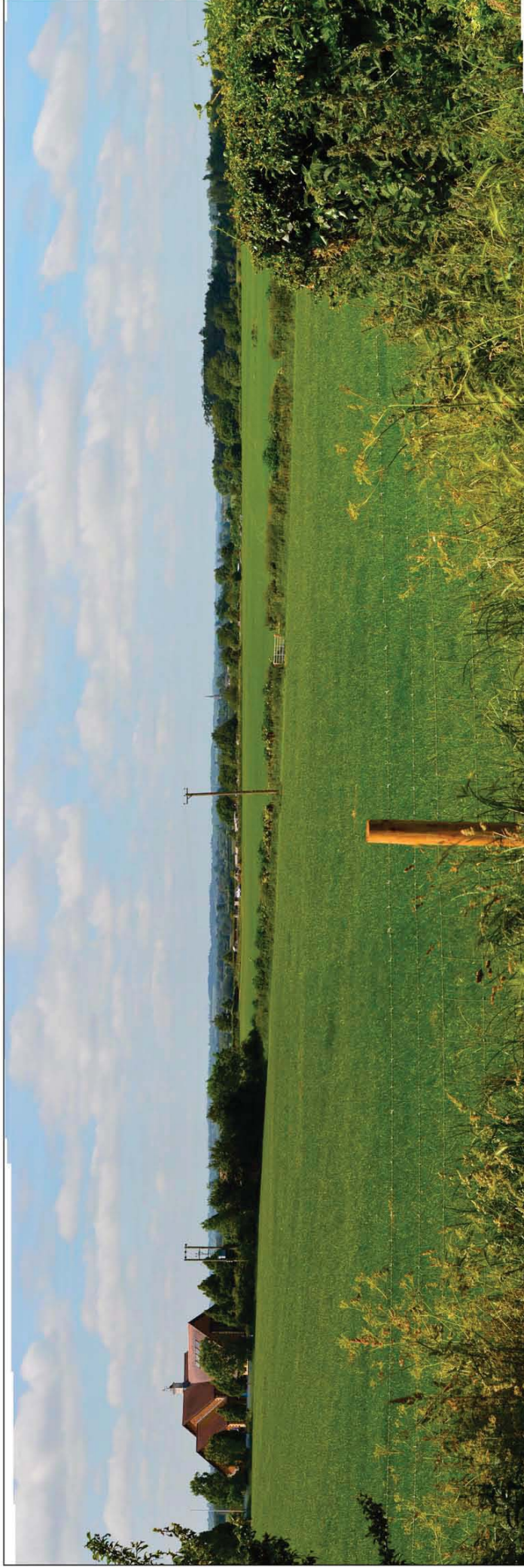
?

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

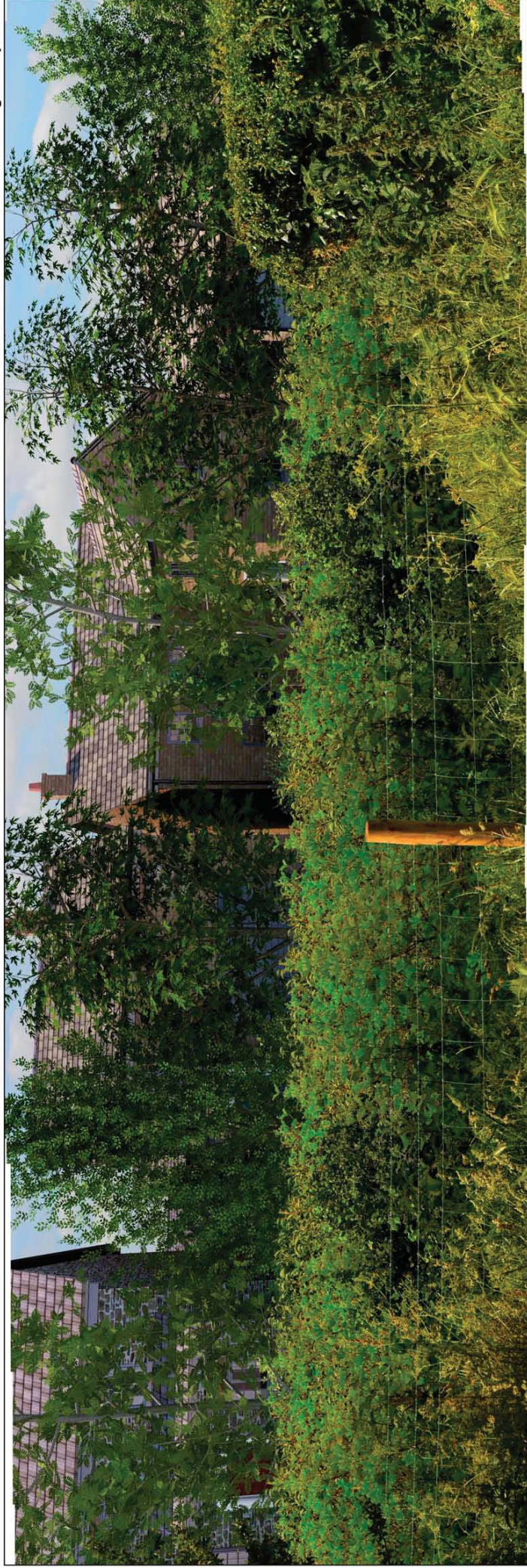
A6 Landscape and Visual

Appendix 6.13 Illustrative Visualisations (Montages)

This page has been
left intentionally
blank



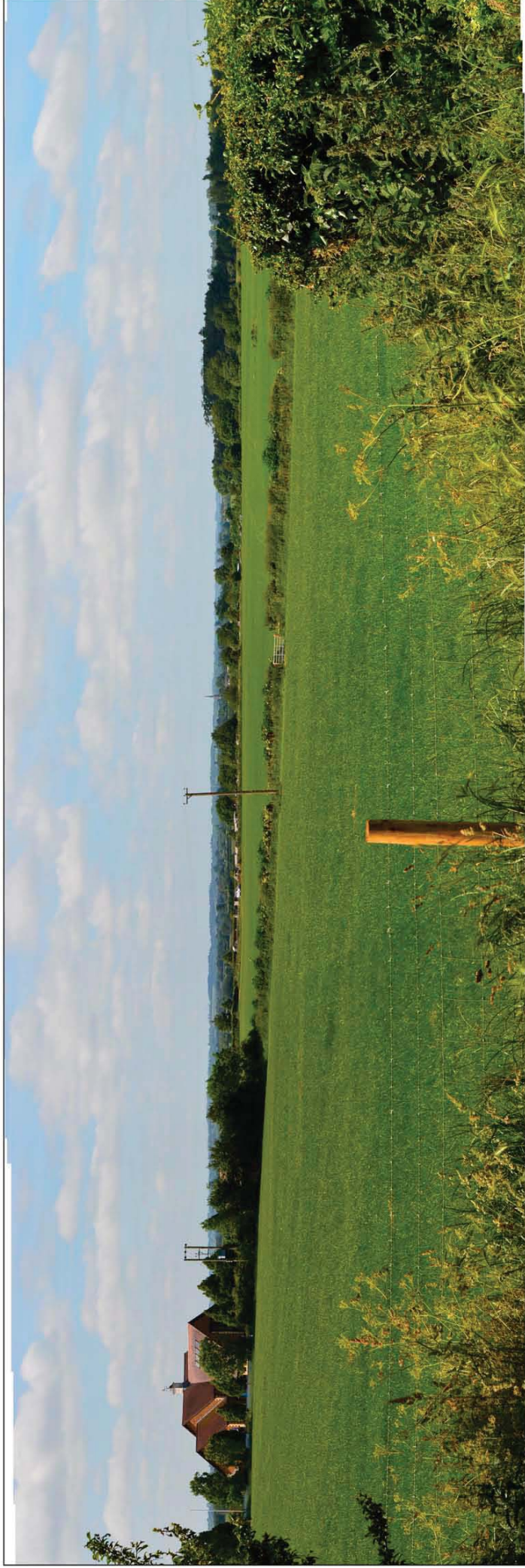
Existing Viewpoint 3



Predicted Viewpoint 3 - Year 1

NB IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

This page has been
left intentionally
blank



Existing Viewpoint 3



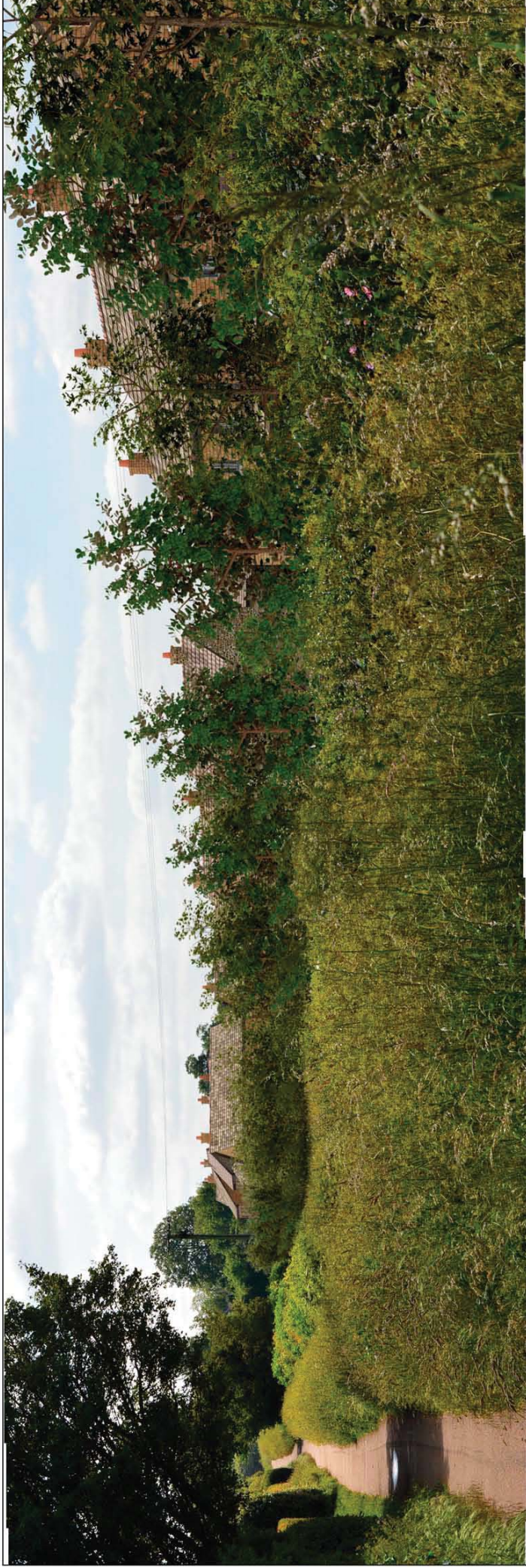
Predicted Viewpoint 3 - Year 10

NB IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

This page has been
left intentionally
blank



Existing Viewpoint 4



Predicted Viewpoint 4 - Year 1

NB IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 66° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

This page has been
left intentionally
blank



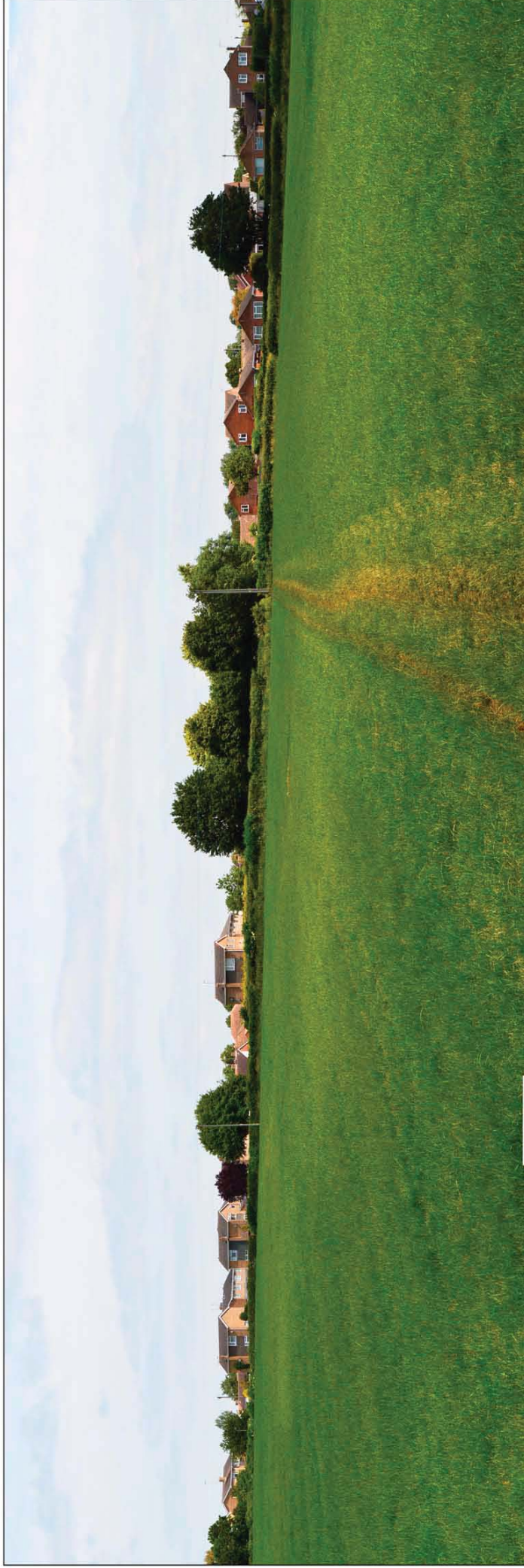
Existing Viewpoint 4



Predicted Viewpoint 4 - Year 10

NB IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 66° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

This page has been
left intentionally
blank



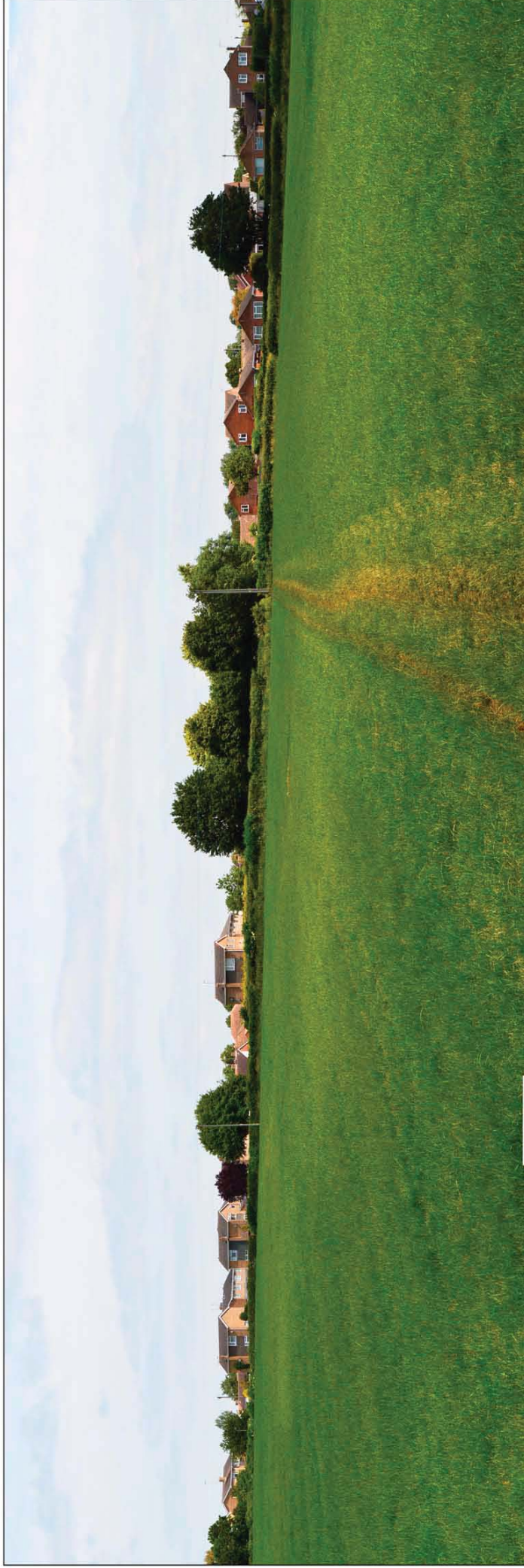
Existing Viewpoint 6



Predicted Viewpoint 6 - Year 1

NB IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 66° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

This page has been
left intentionally
blank



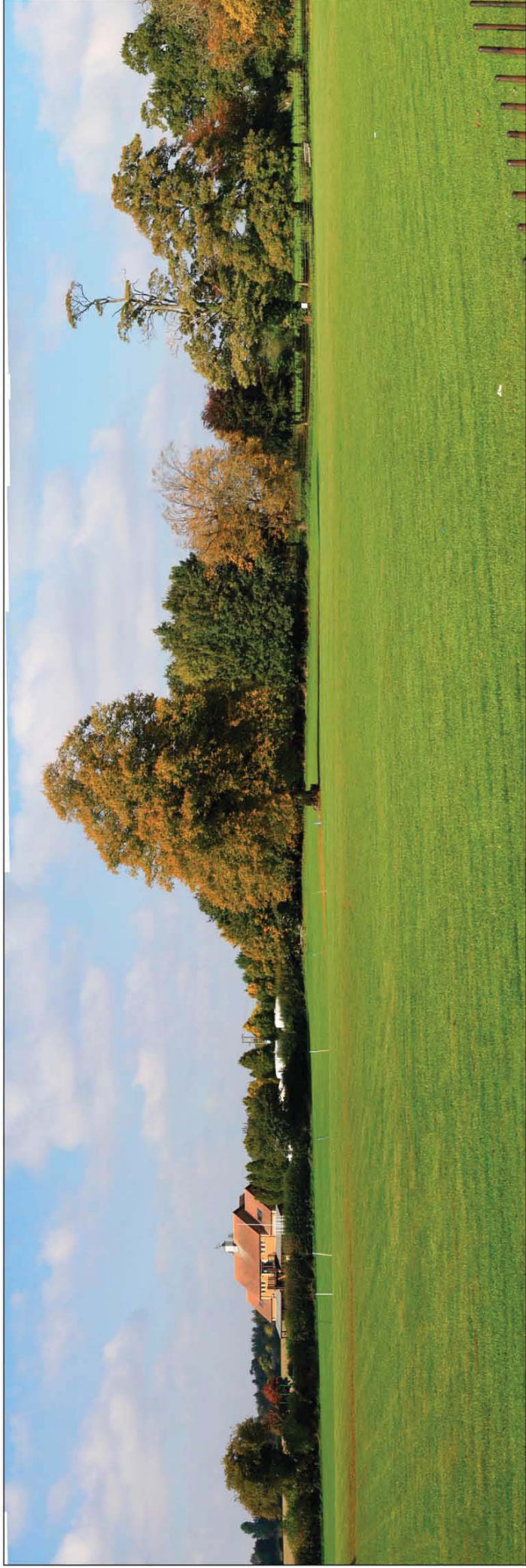
Existing Viewpoint 6



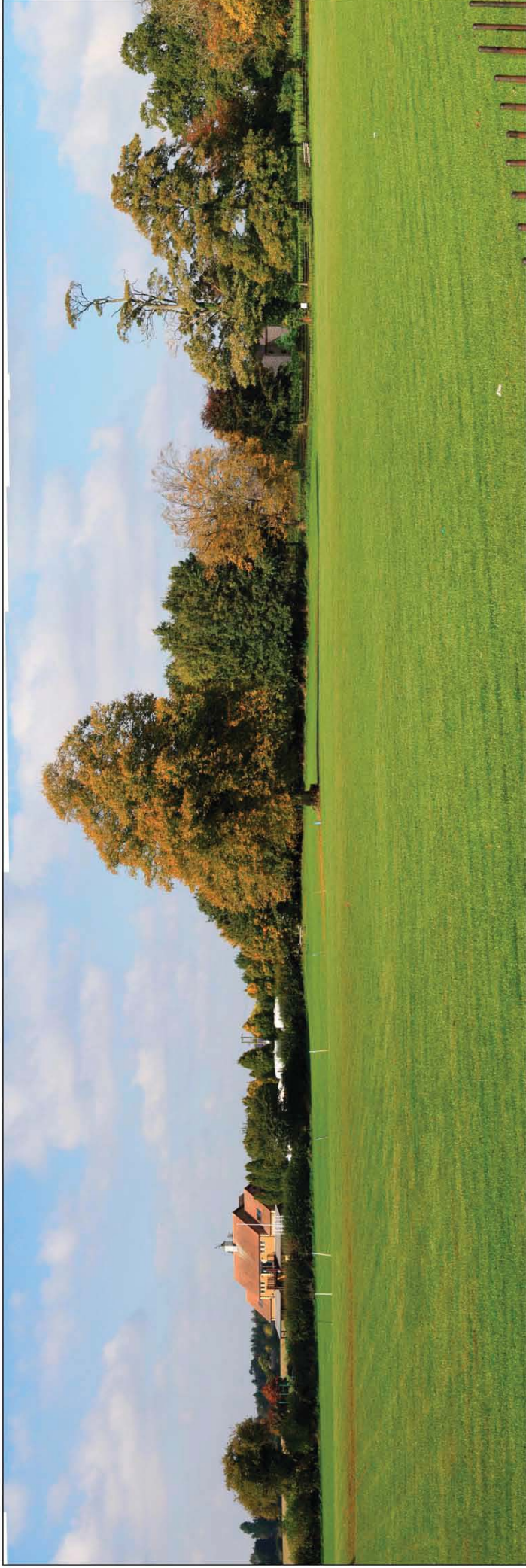
Predicted Viewpoint 6 - Year 10

NB IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 66° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

This page has been
left intentionally
blank



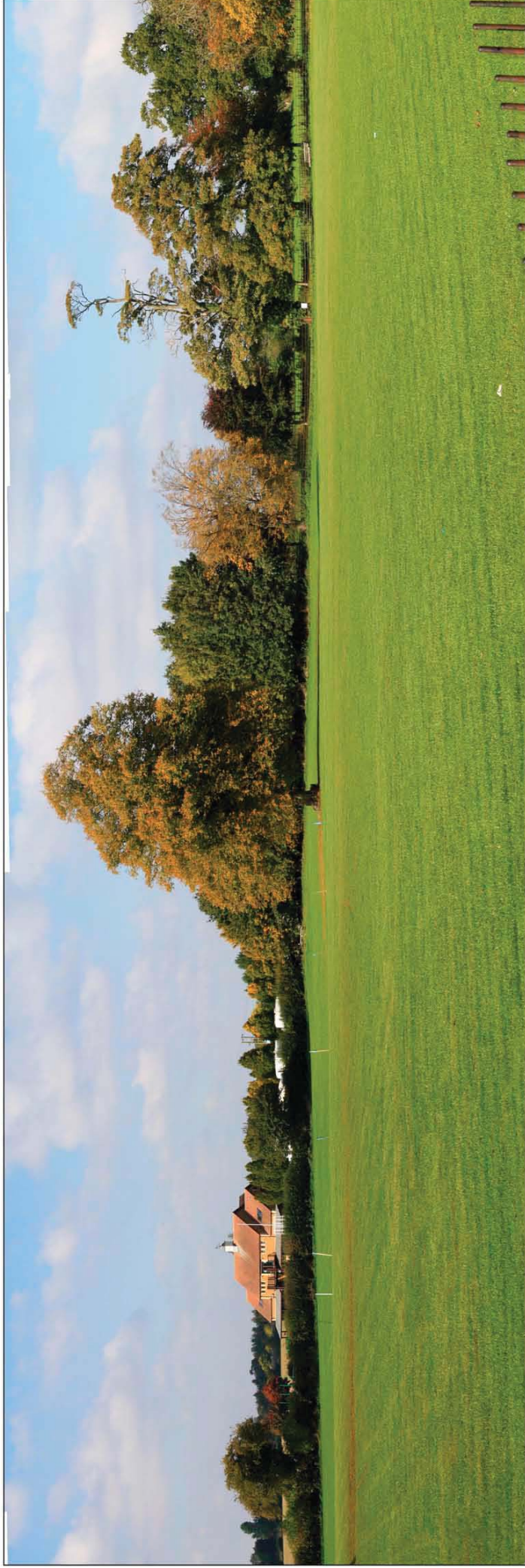
Existing Viewpoint 19



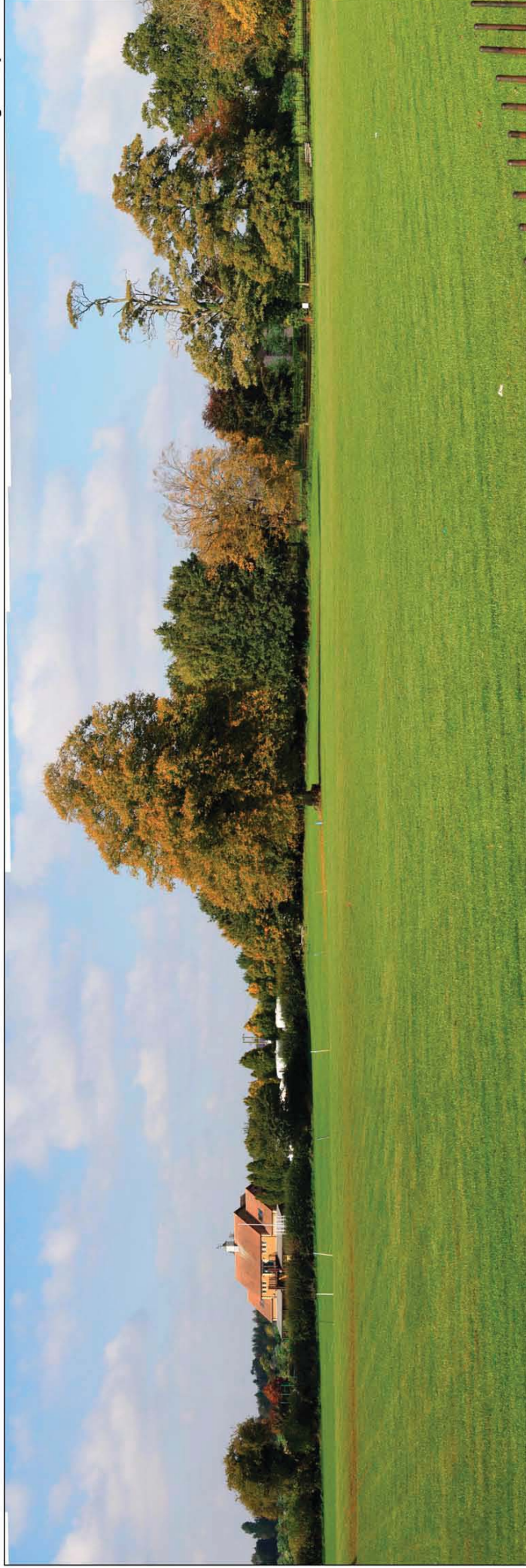
Predicted Viewpoint 19 - Year 1

NB IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 66° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

This page has been
left intentionally
blank



Existing Viewpoint 19



Predicted Viewpoint 19 - Year 10

NB IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 66° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

This page has been
left intentionally
blank